099.0	0001	0005.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,132,600 / 1,132,600
					USE VALUE:	1,132,600 / 1,132,600
					ASSESSED:	1,132,600 / 1,132,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARINELLI JOSEPH T--ETAL
Owner 2:	MARTIN JOAN M
Owner 3:	
Street 1:	124 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,056 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Vinyl Exterior and 2478 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15056.000	518,500	3,900	610,200	1,132,600
Total Card	0.346	518,500	3,900	610,200	1,132,600
Total Parcel	0.346	518,500	3,900	610,200	1,132,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.06 | /Parcel: 457.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64236

GIS Ref

GIS Ref

Insp Date 11/06/18

!8000!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0005.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	518,700	3900	15,056.	610,200	1,132,800	1,132,800	Year End Roll	12/18/2019
2019	101	FV	377,300	4100	15,056.	618,900	1,000,300	1,000,300	Year End Roll	1/3/2019
2018	101	FV	377,300	4100	15,056.	462,000	843,400	843,400	Year End Roll	12/20/2017
2017	101	FV	377,300	4100	15,056.	418,400	799,800	799,800	Year End Roll	1/3/2017
2016	101	FV	377,300	4100	15,056.	401,000	782,400	782,400	Year End	1/4/2016
2015	101	FV	358,100	4100	15,056.	340,000	702,200	702,200	Year End Roll	12/11/2014
2014	101	FV	358,100	4100	15,056.	322,500	684,700	684,700	Year End Roll	12/16/2013
2013	101	FV	358,100	4100	15,056.	306,800	669,000	669,000		12/13/2012

PRINT

Date	Time
12/10/20	22:35:37

LAST REV

Date	Time
10/21/20	11:44:50
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8000

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARINELLI JOSEP	25684-530		9/27/1995		99	No	No		A

USER DEFINED

Prior Id # 1:	64236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2020	825	Redo Bat	22,100	C				
11/5/2012	1455	Manual	27,410	C				
5/30/2012	685	Re-Roof	12,206	C				
3/18/2005	169	Renovate	78,900	C		G6	GR FY06	FBTH TO 1/2 BTH,
4/24/2002	291	AbvGrd.	7,000	C				16X32 ABOVE GROUND

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	Inspected	CC	Chris C
11/1/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	189	PATRIOT
10/17/2005	Permit Visit	BR	B Rossignol
11/22/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15056		Sq. Ft.	Site		0	70.	0.58	5									610,178						610,200	

Total AC/HA: 0.34564 | Total SF/SM: 15056 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 610,178 | Spl Credit | Total: 610,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12339950
Const Adj.:	0.98490000
Adj $ / SQ:	149.369
Other Features:	140369
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	543464
Depreciation:	24999
Depreciated Total:	518465

COMMENTS

646-8162, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

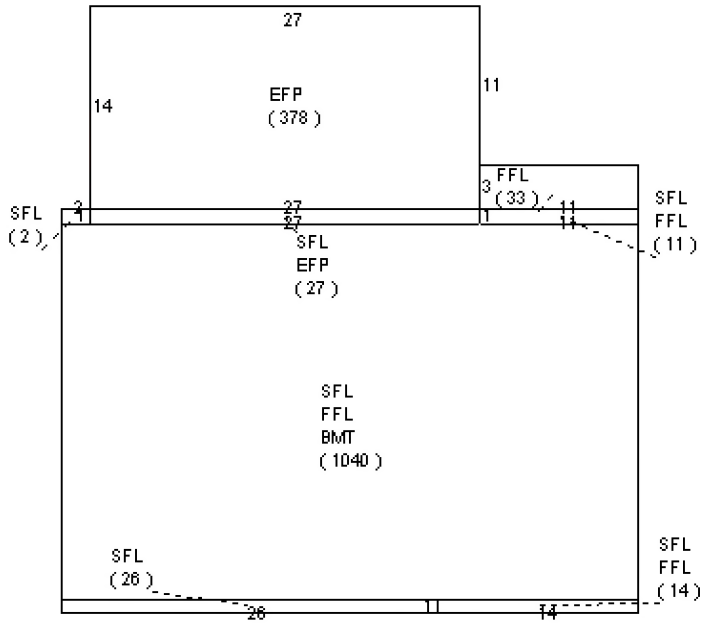
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.37
Special Features:	0	Val/Su Net:	141.55
Final Total:	518500	Val/Su SzAd	233.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,120	149.370	167,293
FFL	First Floor	1,098	149.370	164,007
BMT	Basement	1,040	56.010	58,254
EFP	Enclos Porch	405	33.430	13,541

Net Sketched Area:	3,663			Total:	403,095
Size Ad	2218	Gross Are	3663	FinArea	2478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0005.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						
9	Pool A-R	D	Y	1	16X32	A	AV	2002	7.95	M	60	101			1,600			1,600
22	Wood Deck	D	Y	1	12X14	A	AV	2008	11.95	T	8.8	101			1,800			1,800
2	Frame Shed	D	Y	1	10X14	A	AV	1984	0.00	T	28	101						
19	Patio	D	Y	1	8X22	A	AV	1980	4.38	T	31.2	101			500			500

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900